

Debbie Beadle

From: dbraabe@comcast.net
Sent: Monday, July 16, 2012 2:43 PM
To: Debbie Beadle
Subject: Moving major, minor, parking lot items

Debbie, please forward this e-mail to the following:

Evan Maxim
Mike Collins
Mahbubul Islam
Ryan Kohlman
Joe Lipinsky
Michael Luxenberg
Kathy Richardson
Jeff Wasserman

EXHIBIT NO. 170

Dear Planning Commissioners and Senior Planner:

As you offered at the July 12 meeting, I am writing you to request making changes to certain of your designated items from the major, minor and parking lot status.

Appendix C Minor Items Not recommended for advancement, I request the following changes:

Stream 2-7 Prohibit relocations of Type F streams for public road, trail or park projects. **I propose you move this item to advance because type F streams contain salmonoids and are typically in steep ravines(see staff comment to people comment #72). Relocation defeats purpose of maintaining in natural state. If I must not touch my 150' buffer then how can City justify allowing relocation of such stream with disruption that would cause?**

Wetland& Wetland Management Area Overlay 3-2.

I propose you move this to advance citing the Ingelwood Sub-basin Plan Addendum dated September 2011. Page ES-1 under Wetland,

"There are very high quality, large wetlands in Ingelwood Sub-basin that provide hydrologic functions of storing water and attenuating flood flows....It is important to protect these areas for their critical functions".

I also cite the expensive, environmental damage that was done to adjacent property when Eastlake High School was allowed to build in a wetland. The County ended up paying restitution to the adjacent property owners, I believe, in the millions of dollars.

Appendix B Minor Items Recommended for Approval, I request the following changes:

Stream 2-6 Authorize Relocation of Type F streams for restoration purposes, **I ask it be moved to parking lot for same reasons I list above for 2-7.**

Landslide Hazard Areas 4-10. Add an option for the City to have a third party review of geotechnical reports in landslide hazard areas. **I request you change this to major citing current variances granted w/o 3rd party review that pose huge safety risk and potential liability to city. If we are factoring risk into granting variances to landslide areas then it is prudent to have a 3rd party to help minimize that risk.**

4-13 Revise definition of geologist in SMC 21A.15.545 to licensed geologist. **I request you change this to major citing the same reasons as above for 4-10.**

Administrative 5-8 revise SMC21A.50.260 (2)(a) such that critical areas studies for landslide hazard areas cannot be waived. **I request moving this to major for the same reasons cited above for 4-10 and 4-13. The stakes for safety for citizens and for financial ramifications for the City are simply too great to keep this topic in a minor status.**

5-13 Clarify the allowance of stormwater discharge at the edge of wetland and stream buffers in SMC 21A.50.300 and 21A.50.340 **I request that you move this from minor to major to address water volume in streams. Note the 1990 storm event in George Davis Creek when the volume in the stream overwhelmed its fragile nature and undermined the banks of the stream, blew out East Lake Sammamish Blvd. and dumped a significant amount of silt into Lake Sammamish that can be seen in aerial photos. Also note of this event in Ingelwood Sub-basin Plan Addendum 2011, Description of George Davis Creek 3.6 and photo 3-35. Since then more storm water runoff has been diverted to George Davis Creek (off hillside above N.E. 6th Street after development atop the hill caused slide damage at bottom of hill where residents had to build retaining walls for tens of thousands of dollars of their own money); water runoff after 216th Street N.E. going south from N.E. 4th Street up steep hill caused flooding of houses at intersection of 216th and 4th; diversion of water running down 216 Street N.E. on north side of Ingelwood has been diverted through a culvert to run behind properties on N.E. 9th street and floods their properties every time there is a few consecutive days of rain. And, a current proposal to clear cut and develop 8 plus acres of timbered land where said water currently naturally infiltrates and then run all this water into George Davis Creek at the point where it is a year around stream, starts its steep descent and is most critical. Millions of dollars were spent by the County to remedy the damage caused by the 1990 failure of George Davis Creek to hold that volume of water including helicoptering in old growth tree root systems from Mt. Rainier to meter water as it steeply descends to the lake. Because another storm event could overwhelm George Davis Creek and thus repairs overwhelm the City's budget, I feel water volume in streams should be placed in the major category.**

Appendix A

Streams 2-8 Provide for a fee-in lieu mitigation program for stream impacts, if such a program is adopted as part of wetland mitigation approach. **I recommend not advancing this as there are too many unknown factors affected both up and down stream of area being mitigated and impossible to affix a dollar amount to damage it could cause.**

Streams 2-10 property owners should have the option to locate stream buffers on a site (public comment # 73). **I argue not to recommend this for advancement, would anyone chose to have buffer? If I can't do what I want in my 150' buffer why should someone up or downstream be allowed to?**

Wetlands 3-3 Provide for a fee-in-lieu mitigation program for wetland impacts. I argue not to move this forward. **Again I cite the 1990 stormwater event in George Davis Creek and the wetland disturbance caused by the building of Eastlake High School. How can you affix a dollar amount to what could be a potential catastrophe?**

I thank you for taking the time to looks into these issues before you make your decisions.

**Barbara Raabe
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Sammamish, Wa.**